

General Sign Regulations

1. Short Title.

This chapter shall be known as the “sign regulation” and shall relate to all outdoor signs in _____, New Mexico.

2. Applicability - Effect.

A sign may be erected, placed, established, painted, created or maintained in the city- county, only in conformance with the standards, procedures, exemptions and other requirements of this chapter. The effect of this chapter as more specifically set forth herein, is:

2.1 To establish a permit system to allow a variety of types of signs, subject to the standards and the permit procedures of this chapter.

2.2 To preserve, restore or replace appropriate signs in the Route 66 Historic Overlay District.

2.3 To prohibit all signs not expressly permitted by this chapter, and

2.4 To provide for the enforcement of this chapter.

3. Definitions.

Words and phrases used in this chapter shall have the meanings set forth in this section. Words and phrases not defined in this section but defined in the Zoning Ordinance, (Land Development Ordinance) of the city/county shall be given the meanings set forth in such ordinance.

3.1 “Animated sign” means any sign that uses movement or change of lighting to depict action or create a special effect or scene.

3.2 “Banner” means any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one

or more edges. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

- 3.3 “Beacon” means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.
- 3.4 “Billboard Sign” means a non-point-of-sale sign which advertises a business, organization, event, person, place or thing.
- 3.5 “Building marker: means any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made a bronze or other permanent material.
- 3.6. “Building sign” means any sign attached to any part of a building as contrasted to a free-standing sign.
- 3.7 “Canopy sign” means any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area. A marquee is not a canopy.
- 3.8 “Commercial message” means any sign wording, logo, or other representation that directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.
- 3.9 “Director” means the planning director of the city/county or his or her designee.
- 3.10 “Flag” means any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a government, political subdivision, or other entity.
- 3.11 “Freestanding sign” means any sign supported by structures or supports that are placed on, or anchored in the ground and that are independent from any building or other structure.

- 3.12 “Historic Sign” means a sign located within a Historic District or Historic Overlay Zone which meets all of the requirements of the Historic District Ordinance, and the Historic Preservation Ordinance.
- 3.13 “Incidental sign” means a sign, generally informational, that has purpose secondary to the use of the zone lot on which it is located, such as “no parking,” “loading only,” and other similar directives.
- 3.14 “Lot” means a parcel of land in single ownership which constitutes a single property, residence or business that is sufficient size to meet zoning requirements for area, coverage and use, and that can provide yards and open spaces as required by the zoning ordinance.
- 3.15 “Marquee” means any permanent roof-like structure projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.
- 3.16 “Marquee sign” means any sign attached to, in any manner, or made a part of a marquee.
- 3.17 “Nonconforming sign” means any sign that was in use after this ordinance went into effect and does not conform to the requirements of this chapter.
- 3.18 “Owner” means any person owning, renting, leasing, or the principal person in charge of a business or lot.
- 3.19 “Pennant” means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
- 3.20 “Person” means any association, company, corporation, firm, organization or partnership, singular or plural, of any kind.
- 3.21 “Political sign” means a sign which contains a information on a political candidate or political issue.

- 3.22 “Portable sign” means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A or T-frames; menu and sandwich board signs; balloons used as signs for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless the vehicle is used in the normal day-to-day operation of the business.
- 3.23 “Principal building” means the building in which is conducted the principal rise of the lot on which it is located. Lots with multiple principal buildings, garages and other clearly accessory uses shall not be considered principal buildings.
- 3.24 “Projecting sign” means any sign affixed to a building or wall in such a manner that its leading edges extends more than six inches beyond the surface of the building.
- 3.25 “Residential sign” means any sign located in a district zoned for residential uses that contains a commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of the zoning ordinance.
- 3.26 “Roof sign” means any sign erected and constructed wholly on the roof or over the roof of a building, supported by a roof structure and extending vertically above the highest portion of the roof.
- 3.27 “Route 66 Historic sign” means a sign in the Route 66 Historic Overlay District which has been designated as a landmark pursuant to the Historic Preservation Ordinance.

- 3.28 “Setback” means the distance from the property line to the nearest part of the applicable building, structure or sign, measured perpendicularly to the property line.
- 3.29 “Special political sign” means a temporary sign meeting the requirements of this ordinance which inform about a political candidate, public issue or pending election.
- 3.30 “Sign” means any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.
- 3.31 “Street” means a strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to the property including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails or other thoroughfares.
- 3.32 “Street frontage” means the distance for which a lot line of a zone lot adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.
- 3.33 “Suspended sign” means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.
- 3.34 “Temporary sign” means any sign that is used only temporarily and is not permanently mounted.
- 3.35 “Wall sign” means any sign attached parallel to, but within six inches of, a wall, painted on a wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.
- 3.36 “Window sign” means any sign, picture, symbol or combination thereof, designed to communicate information about an activity, business,

commodity, event, sale or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

- 3.37 “Zoning Administrator” makes the person or persons who administer and/or enforce the city/county’s (Land Development Ordinance) (Zoning Ordinance.)

4.0 **General Sign Regulations, Purpose - Zoning Permits, Seals of Compliance**

- 4.1 Permit needed. Except for signs as specified under divisions 4.6, 5.2.3. and 5.2.4 of this section, a zoning permit is required for the following types of new signs:

- 4.1.1 All sign faces having an area greater than 40 square feet.
- 4.1.2 All signs having a height in excess of eight feet.
- 4.1.3 All illuminated signs.
- 4.1.4 All signs with moving elements.
- 4.1.5 All free-standing and projecting on premise signs.
- 4.1.6 All signs which replace an existing sign in any Historic District Or Historic Overlay Zone including but not limited to the Route 66 Historic Overlay Zone, (Sections 2 and 3 of the Historic District Ordinance), which signs shall also require a Certificate of Appropriateness from the Historic Preservation Commission, pursuant to Sections 4 and 5 of the Historic Preservation Ordinance.
- 4.1.7 Portable signs shall comply with all permitting regulations set forth herein.

- 4.2 Permit Applications. The permit application for a new sign shall contain the following:

- 4.2.1 Signature of the applicant.
- 4.2.2 The name and address of the sign owner and sign erector.

4.2.3 Drawings showing the design and dimensions of the sign.

Standard sign structure drawings may be filed with the (Planning Department) (Zoning Administrator) and referenced in permit applications.

4.2.4 A drawing of the site plan or building facade indicating the proposed location of the sign, and all other existing signs maintained on the premises and regulated by the (Land Development Ordinance) (Zoning Ordinance.).

4.3 Fee. A sign permit fee shall be charged to cover the cost of enforcement of zoning regulations concerning signs erected after the year 200_. The fee for a sign permit shall be:

4.3.1 \$.____ per square foot of the largest face of the sign or \$.____ whichever is more.

4.3.2 \$.____ per square foot of the largest face of the sign or \$.____, whichever is more, for signs erected without a permit when it has been determined by the Zoning Administrator that the sign erector had full knowledge of the permit requirements.

4.4 Administration. Seal of Compliance. Any sign for which a permit is required shall bear a seal of compliance. This seal shall be affixed to the sign by the Zoning Administrator after an inspection has shown that the sign conforms to the provisions of this (Land Development Ordinance) (Zoning Ordinance.) A special seal of compliance (or legal nonconformance) shall be placed on legal preexisting signs of types listed in division 8 of this section by the Zoning Administrator.

4.5 Nullification. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six

months after the date of the permit. However, a permit for the same sign may be renewed and no additional fee shall be collected for the renewal.

4.6 Permit Exceptions. The following operations shall not be considered as creating a sign and shall not require a sign permit.

4.6.1 Replacing Copy. The changing of the advertising copy or message, including the interchange of sign facings, on an approved painted or printed sign structure or on a marquee or similar approved sign, provided the size of the sign is not changed, except if the sign is in the Route 66 Historic Overlay District, in which case a Certificate of Appropriateness shall be required pursuant to Section 5 of the Historic Preservation Ordinance.

4.6.2 Maintenance. Painting, cleaning, and other normal maintenance and repair of a sign or sign structure unless a structural change is made.

4. **Regulations Applicable to Signs in All Zones.**

5.1 Prohibited Signs. The following signs are prohibited and shall be removed or brought into conformance in accordance with § 8 of this Land Development Ordinance/ Zoning Ordinance.

5.1.1 Signs contributing to confusion of traffic control or resembling traffic control lighting; unauthorized signs, signals, markings or devices which purport to be or are imitations of official traffic control devices or railroad signs or signals, or signs which hide or interfere with the effectiveness of any official traffic control devices or any railroad signs or signals.

5.1.2 Unauthorized signs which attempt to control traffic on the public right of way.

5.1.3 Signs, except wall signs, in a clear sight triangle.

- 5.1.4 The copy on signs which advertise an activity, business, product, or service no longer produced or conducted on the premises upon which the sign is located unless they can meet requirements for a new off-premises sign. Where the owner or lessor of the premises is seeking a new tenant, such signs may remain in place for not more than 30 days from the date of vacancy.
- 5.1.5 Rotating, pulsating or oscillating beacons of light, including searchlights used for commercial or promotional purposes.
- 5.1.6 Signs with audible devices.
- 5.1.7 Free-standing signs with overhead wiring to supply electric power; however, off-premise signs are excluded unless underground power lines supply the site.
- 5.1.8 Permanent Directory Signs. One permanent sign identifying and giving directions to businesses in an industrial park controlled by the (cite to relevant section of the (Land Development Ordinance)(Zoning Ordinance) zone shall be permitted at each entrance to the industrial park. Illumination shall be in accordance with the restrictions set forth in this section. Such signs' areas shall not exceed 1.5 square feet per business in the industrial park.
- 5.1.9 Canopy signs, the bottom of which is less than seven feet above grade.
- 5.1.10 Building-mounted signs which extend above the wall of the building and which do not have sign supports covered in a manner which integrates the sign with the building design. (Angle irons or similar supports shall not be visible from public right-of way; guy wires or cables may be visible).
- 5.1.11 Signs with high intensity electronic discharge strobe lights.

5.1.12 Exceptions to this section may be approved if the sign is in any Historic District or Historic Overlay District including the Route 66 Historic Overlay District or is on a designated landmark in the Route 66 Historic Overlay Commercial or Residential District. (See Sections 2 and 3 of the Historic District Ordinance) or has a Certificate of Appropriateness pursuant to Sections 4 and 5 of the Historic Preservation Ordinance.

5.1.13 Portable signs are prohibited in the Route 66 Historic Overlay District.

5.2 Prohibited Locations.

5.2.1 No sign shall have its lowest point less than 12 feet above the ground over public right-of-way except those signs specified in Subsection 5.1.12 of this Sign Regulation.

5.2.2 No sign facing, except a wall sign or a one-square-foot address sign, shall be between three and eight feet above the gutter line within ten feet of a street public right-of-way line except those signs specified in Subsection 5.1.12 of this Sign Regulation.

5.2.3 Special Political Signs. Special political signs shall be permitted up to a total area of six square feet on each premises in a residential zone and up to 32 square feet for each sign in a nonresidential zone. Special political signs may be erected no earlier than 60 days prior to the election to which the sign pertains, and must be removed within 10 days of the election.

5.2.4 Signs Permitted in All Zones. Subject to the other provisions of this (Land Development Ordinance) (Zoning Ordinance), the following additional signs shall be permitted on private property in any zone

and shall not be counted in determining the number or size of signs permitted:

5.2.4 (a) Construction Signs. One sign shall be permitted for all building contractors, one for all professional firms, and one for all lending institutions on premises under construction, each signs's area not to exceed 32 square feet with not more than a total of three such signs permitted on one premises. Such sign shall be confined to the site of the construction, construction shed, or trailer and shall be removed within 14 days of the beginning of the intended use of the project.

5.2.4 (b) Real Estate Signs.

(1) One temporary real estate sign located on the property it refers to shall be allowed for each street frontage of a developed premises or undeveloped lot of less than two acres. Signs shall be removed within seven days of sale or complete leasing.

(2) In residential zones, the signs shall not exceed four square feet in area including name identification riders. An additional add-on-sign area of one-half square foot indicating that the property has been sold or leased is permitted, In nonresidential zones, the signs shall not exceed 16 square feet in area.

5. On temporary real estate sign not exceeding 24 square feet in area and located on the property

it refers to shall be allowed for each lot two acres or over. If the lot has multiple frontage, one additional sign not exceeding 24 square feet in area shall be allowed on the property, to be placed facing the additional frontage.

Under no circumstances shall more than two sign units be permitted on the lot. Signs shall be removed within seven days of sale or complete leasing.

6. Temporary real estate directional signs not exceeding three square feet in area, three feet in height, and four in number, showing a directional arrow and placed on private property may be permitted on approach routes to an open house.
7. Up to two temporary subdivision identification signs located on the vacant residential property shall be allowed for each subdivision or builder's development of then lots or more. Such signs shall not exceed 32 square feet in area and sign height shall not exceed eight feet. Signs shall not be displayed prior to the date of recording of the plat, and shall be removed upon completion of the project.
8. The height of real estate signs shall not exceed five feet when located in a residential zone.

5.2.4 (c) Signs located inside a building or structure, provided the sign is not so located as to be conspicuously visible and readable, without intentional effort, from outside the building or structure.

5.2.4 (d) Advertising for community or civic events, flags or emblems of civic, philanthropic, educational, or religious organizations, maintained for a temporary period not in excess of one month.

5.2.4 (e) Official national, state, or city flags for any period of time.

5.2.4 (f) Street Banners. Street banners advertising a public entertainment or event. If specifically approved by the Planning Administrator and Traffic Engineer and in locations designated, may be displayed 14 days prior to and seven days after the public entertainment or event.

5.2.4 (g) Permanent Identification Signs One permanent sign setting forth the name of a community, development, center, or other like project shall be permitted if set back in accordance with the requirements of the zone in which the sign is placed illumination shall be in accordance with the restrictions set forth in this Zoning Code. Such signs shall not exceed 20 square feet in area. Additional signs meeting the above definitions may be approved by the Planning Administrator if

he finds the project is large and needs additional signs for reasonable identification.

5.2.4 (h) Civic, Religious, and Quasi-Public Signs - Off-Premise. Off- premise name, directional, and information signs of service clubs, places of worship, civic organizations, and quasi-public uses shall be not more than three square feet in area. Sign height shall not exceed eight feet. In the event that there is a need for more than one such sign at one location, all such signs must be consolidated and confined within a single frame, subject to the review and approval of the Planning Administrator.

5.2.4 (i) Residential Name and Street Address Signs. A resident's name sign not exceeding one square foot in area per face shall be permitted for each house or town house. Sign height shall not exceed eight feet. Street address signs shall not be limited.

5.2.4 (j) Private Traffic Direction. Signs which are necessary for and function only to direct traffic movement onto, off of, or within a premises shall be allowed without limit as to number: maximum size shall not exceed six square feet. These signs shall not contain commercial advertising and shall not be counted in the number of signs in the other provisions of this Zoning Ordinance. Illumination of these signs shall conform to the Zoning Ordinance, except that standard traffic signal light devices may be used if need and if approved by the Traffic

Engineer. Horizontal directional signs on and flush with paved areas are exempt from the limitations of the division.

5.2.4 (k) Exceptions to this Section may be approved for signs in a Historic District and Historic Overlay District including but not limited to the Route 66 Historic Overlay District or are designated landmarks in the Route 66 Historic Overlay Commercial or Residential Districts. (Section 2 and 3 of the Historic District Ordinance or have a Certificate of Appropriateness pursuant to Section 4 of the Historic Preservation Ordinance.)

5.3 Regulations Applicable to Signs
in or Within 40 Feet of Residential Zones.

The additional provisions of this section apply to all signs in a residential zone or within 40 feet of a residential zone. In the case of a nonresidential zone within 40 feet of a residential zone, the more restrictive of these regulations or the regular sign regulations in the nonresidential zone shall apply.

5.3.1 No portion of an illuminated sign shall have a luminance greater than 200 footlamberts at night.

5.3.2 No sign nor part of a sign shall move flash, or rotate. No sign or part of a sign shall change its illumination more than once an hour.

5.3.3 No more than one sign per premises shall be illuminated, apart from the general illumination of the premises, between 10:00 p.m. and 7:00 a.m.

5.3.4 No sign shall be on the public right-of-way, except for name and address signs mounted on mailboxes.

5.3.5 An apartment premises with five to 24 dwelling units may have wall signs identifying the apartments provided the sign area on any facade does not exceed 12 square feet, and the total wall sign area on any premises does not exceed 30 square feet. No facade shall have more than five words which contain any character equal to or exceeding four inches in height words consisting of characters all of which are less than four inches high may be used without limit as to number.

5.3.6 An apartment premises with more than 24 dwelling units or a nonresidential premises may have signs identifying the principal uses of the premises as follows:

- a. Each premises may have no more than one free-standing sign provided, however, that premises with more than 750 feet of public street frontage may have one additional free-standing sign for each 500 feet of additional frontage or fraction thereof.
- b. No free-standing sign shall exceed 16 feet in sign height or 24 square feet per sign face.
- c. Wall signs, provided the sign area on any facade does not exceed 40 square feet and the total wall sign area on any premises does not exceed 100 square feet. No facade shall have more than five words which contain a character equal to or exceeding four inches in height, words consisting of

characters all of which are less than four inches high may be used without limit as to number.

- d. Exceptions to this Section may be made for historic signs, as set forth in Section 5.2.4.(k).

5.3.7 No signs shall be erected or maintained on a house, townhouse, mobile home used as a residence, or vacant land except as permitted in division 5.2.4 of this section and § _____ (for home occupations) of the (Land Development Ordinance) (Zoning Ordinance.)

5.3.8 Premises which are mobile home parks with up to 24 dwellings may have signs identifying the development provided the signs are mounted flush to the perimeter wall or fence and the total sign area does not exceed 30 square feet. There shall be no more than five words which contain any character equal to or exceeding four inches in height; words consisting of characters all of which are less than four inches high may be used without limit as to number.

5.3.9 Premises which are mobile home parks with more than 24 dwellings may have signs identifying the development as follows:

- e. Premises may have one free-standing sign at any location on the site provided, however, that premises with more than 750 feet of public street frontage may have one additional sign for each 500 feet of additional frontage or fraction thereof. Such sign shall not exceed 16 feet in sign height or 24 square feet per sign face.

- f. In addition to signs provided in division (a) above, premises may have signs mounted flush to the perimeter wall or fence if the total of such sign area does not exceed 100 square feet. There shall be no more than five words which contain a character equal to or exceeding four inches in height; words consisting of characters all of which are less than four inches high may be used without limit as to number.

6 Regulations Applicable to Signs in Nonresidential Zones.

The additional provisions of the section apply to all signs not in a residential zone or within 40 feet of a residential zone.

6.1 General illumination.

6.1.1 No light bulb used to indicate time or temperature shall have a rating greater than 40 watts; no reflectors shall be used in connection with such bulbs.

6.1.2 No portion of an illuminated sign, apart from light bulbs used to indicate time or temperature, shall have a luminance greater than 320 footlamberts at night.

6.2 Any illuminated sign, or any illuminated element of any sign, may turn on or off, or change its brightness, provided that:

6.2.1 Change of illumination does not produce any apparent motion of the visual image, including but not limited to illusion of moving objects, moving patterns or bands of light, expanding or contracting shapes, or any similar effect of animation except twinkling.

6.2.2 There is no continuous or sequential flashing in which more than one-third of the lights are turned on or off at one time.

6.2.3 The sign is not within 200 feet of a residential zone and visible from such zone.

6.3 No sign or any part of any sign may move or rotate at a rate more often than once each ten seconds, or change its message or picture at a rate more often than once each five seconds, with the exception of wind devices, the motion of which is not restricted.

6.4 Religious Signs. On-premise signs consisting only of religious symbols of a religious group operating an institution or place of worship may be as high as 15 feet above the roof top of the principal building on the lot, regardless of whether the sign is illuminated.

9. Joint Sign Premises,

7.1 A joint sign premises may be created by the owners of all the abutting premises who wish to cooperate in order to jointly obtain permission for one free-standing or projecting sign on the joint sign premises. Such owners shall sign an appropriate form provided by the Zoning Administrator.

7.2 A joint premises is entitled to a free-standing or projecting on-premises sign as if it were one premise. However, if the owner of one or more cooperating premises which is necessary to make up the required 100 feet of street frontage legally withdraws from such agreement, the free-standing or projecting sign automatically becomes illegally nonconforming and shall be removed within 30 days.

10. Non-Conforming Signs

- 8.1 Except as otherwise provided herein, the owner of any lot or premises, or the owner of any sign which does not conform with the requirements of this Ordinance shall be obligated to remove such sign within 2 years of the effective date of this Ordinance.
- 8.2 A Non-conforming sign which is in an approved Historic District or Historic Overlay District may be exempted from this provision if it meets all requirements of the Historic District Ordinance and Historic Preservation Ordinance and receives a Certificate of Appropriateness.

11. Portable Signs

The owner of any lot or premises on which exists a sign or the owner of any portable sign which does not comply with this ordinance shall be obligated to remove such sign within 30 days of the effective date of this Ordinance.

10 Enforcement and remedies.

Any violation or attempted violation of this chapter or of any condition or requirement, adopted pursuant hereto may be restrained, corrected or abated, as the case may be by injunction or other appropriate proceedings pursuant to state law. A violation of this chapter shall be considered a violation of the (Land Development Ordinance)(Zoning Ordinance) of the city/county. The remedies of the city shall include the following:

- 10.1 Issuing a stop-work order for any and all work on any signs on the same lot;
- 10.2 Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the non-conformity;
- 10.3 Imposing any penalties that can be imposed directly by the city/county under the zoning ordinance.
- 10.4 Seeking in court the imposition of any penalties that can be imposed by such court under the zoning ordinance, and

- 10.5 In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of state laws, zoning ordinance and Uniform Building Code.

12. Variances

- 11.1 A variance from the provisions of this Sign Ordinance may be sought by the applicant, pursuant to _____ of the (Land Development Regulations) (Zoning Ordinance.)
- 11.2 If the sign is in a Historic District or Historic Overlay District, then the provisions of Section 7 and 8 of the Historic Preservation Ordinance shall apply in reference to a Certificate of Appropriateness. If a Certificate of Appropriateness has been approved, any variance from the requirements of this Sign Ordinance shall be sought pursuant to the various requirements of Section ____ of the (Land Development Ordinance) (Zoning Ordinance.)

13. Appeal

- 12.1 A decision by the Zoning Administrator may be appealed as provided in Section _____ of the (Land Development Ordinance) (Zoning Ordinance.)
- 12.2 A decision of the Historic Preservation Commission approving or denying a Certificate of Appropriateness may be appealed as remedies in Section 7.9 of the Historic Preservation Ordinance.
- 12.3 A decision by the Zoning Administrator approving or denying a permit for a sign for which a Certificate of Appropriateness has been granted by the Historic Preservation Commission may be appealed as provided in Section ____ of the (Land Development Ordinance) (Zoning Ordinance.) The Historic Preservation Commission or its delegate shall be required to attend the appeal hearing.

The city shall have other such remedies as are and as may from time to time be provided for or allowed by (state) law for the violation of the city/county zoning ordinance. All such remedies provided herein shall be cumulative, to the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.